

RESOLUTION
of
THE BOSTON REDEVELOPMENT AUTHORITY

RE: DESIGNATION OF REDEVELOPER FOR RE-USE PARCEL 37A IN THE SOUTH
END URBAN RENEWAL AREA, AND RELATED MATTERS

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for Loan and Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project, and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and Federal Laws, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin, and

WHEREAS, the Authority has previously authorized negotiations with Capitol Tire & Rubber Company as redeveloper of Re-use Parcel 37A in said renewal area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY
THAT:

1. Capitol Tire & Rubber Company be and hereby is designated as developer for the South End Re-use Parcel 37A, subject to approval by the Authority of the final plans and specifications, publication of public disclosure information, issuance of approvals required by the Housing Act of 1949, as amended, and approval of a land price by the Authority and HUD for those portions of Parcel 37A which are not presently owned by said redeveloper.
2. Disposition of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. It is hereby determined that the said redeveloper possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. The Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller, and Capitol Tire & Rubber Company as Buyer, providing for conveyance by the Authority of that portion of Disposition Parcel 37A in the South End Urban Renewal Area which is not already owned by said redeveloper, for a consideration to be determined by the Authority, subject to Federal concurrence, following two independent re-use appraisals; that the Development Administrator is further authorized, subject, however, to Authority approval of the final plans and specifications, and to submission of satisfactory evidence of financial commitments, to execute and deliver a deed conveying said portion of said parcel, pursuant to such Agreement; and that the execution and delivery by the Development Administrator of such Agreement and deed, to which a Certificate of this Resolution is attached, shall be conclusive evidence that the form, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.

5. The Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(3) of the Housing Act of 1949, as amended.

5/23/8

WASHINGTON STREET

ACE BAKERY

37B

2520'

70.0'

36.0'

36.0'

CAPITOL
TIRE CO.

52.0'

PARCEL 37A

17,408.2'

48.0'

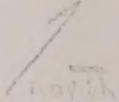
72.0'

255.0'

THORNDIKE STREET

PARCEL 37
SUBDIVISION PLAN.

40 SALE



RC - 5-15-68

180.0'

50.0'

REED STREET

M E M O R A N D U M

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: HALE CHAMPION, DEVELOPMENT ADMINISTRATOR

DATE: MAY 23, 1968

SUBJECT: SOUTH END URBAN RENEWAL PROJECT (MASS. R-56)
DISPOSITION -- PARCEL 37

Summary: Subdivision of Parcel 37 - Designation of Capitol Tire & Rubber Company as Developer of Parcel 37A - Approval of Preliminary Plans and Authorization to Enter into Disposition Agreement with Capitol Tire & Rubber Company

At its meeting held on March 14, 1967 the Board considered a recommendation to designate Capitol Tire & Rubber Company as redeveloper of Parcel 37. At that time, the proprietor of Ace Bakery stated that he wished to become the developer of approximately 2500 square feet of the parcel. The Board tabled the action pending further discussions with Capitol Tire and Ace Bakery.

Capitol Tire has now revised its development plan to exclude 2500 square feet of land adjacent to the Ace Bakery premises, and by separate Board action submitted this date, Ace Bakery is being recommended as developer of that portion of Parcel 37.

Accordingly, it is recommended that Parcel 37 be sub-divided into Parcels 37A and 37B, as shown on the attached map, and that Capitol Tire & Rubber Company be designated developer of Parcel 37A, that a Disposition Agreement be authorized, and that the preliminary plans be approved.

An appropriate resolution and vote are attached.